

12. **2007Z-092U-14**  
Map 095-16, Parcels 001, 002, 003, 004  
Subarea 14 (2004)  
Council District 15 - J. B. Loring

A request to change from R10 to ORI zoning properties located at 2514, 2518, and 2522 Elm Hill Pike, approximately 350 feet west of Emery Drive (12.33 acres), requested by Pauline Maupin, applicant, for Charline and Henry Winstead and H.H. and Pauline Maupin, owners.

**STAFF RECOMMENDATION: Approve.**

**APPLICANT REQUEST** - A request to change from One and Two-Family Residential (R10) to Office/Residential Intensive (ORI) zoning properties located at 2514, 2518, and 2522 Elm Hill Pike, approximately 350 feet west of Emery Drive (12.33 acres)

**Existing Zoning**

R10 District -R10 requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots.

**Proposed Zoning**

ORI District -Office/Residential Intensive is intended for high intensity office and/or multi-family residential uses with limited retail opportunities.

**DONELSON/HERMITAGE COMMUNITY PLAN**

Office Concentration (OC)-The OC policy is intended for existing and future large concentrations of office development. It is expected that certain types of commercial uses that cater to office workers, such as restaurants, will also locate in these areas. Residential uses of at least nine to twenty dwelling units per acre (RMH density) are also an appropriate secondary use.

Airport Impact Overlay-The subject property is located in the airport overlay district and upon development the maximum height of all structures on the site shall be regulated in order to prevent obstruction to aircraft navigation associated with the Nashville International Airport.

**Consistent with Policy?** - Yes. The ORI zoning district complies with the Donelson Hermitage Community Plan's Office Concentration policy for this area. The community plan identifies a need for commercial uses in the area, such as additional office space, new restaurants and hotel, and new retail.

**Staff Recommendation-** Staff recommends approval because the request is consistent with Office Concentration policy. The ORI zoning district would permit uses that are compatible with existing development and meet specific commercial and retail needs identified by the community. The site also fronts Elm Hill Pike, an urban arterial street where more intense uses are encouraged.

**PUBLIC WORKS RECOMMENDATION-**Traffic study may be required at time of development.

**Typical Uses in Existing Zoning District: R10**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210)	12.33	3.71	45	499	41	53

**Typical Uses in Proposed Zoning District: ORI**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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General Office(710)	12.33	0.398	213,763	2,395	345	319
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**Change in Traffic Between Typical Uses** in Existing and Proposed Zoning District

				Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				1,896	304	266

**Maximum Uses in Existing Zoning District: R10**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210)	12.33	3.71	45	499	41	53

**Maximum Uses in Proposed Zoning District: ORI**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office(710)	12.33	3.0	1,600,000	11,281	1,724	1,871

**Change in Traffic Between Maximum Uses** in Existing and Proposed Zoning District

		--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				10,782	1,683	1,818

**METRO SCHOOL BOARD REPORT**

**Projected student generation     22 Elementary   14 Middle     10 High**

**Schools Over/Under Capacity** - Students would attend McGavock Elementary School, Two Rivers Middle School, and McGavock High School. McGavock High School is identified as overcrowded by the Metro School Board. There is capacity at Stratford or Glenclyff High Schools in the adjacent school clusters. McGavock Elementary is also at capacity; however, there is capacity at Pennington Elementary and Hickman Elementary. This information is based upon data from the school board last updated April 2007.

Ms. Jones presented and stated that staff is recommending approval.

Mr. John Ray, 2545 Lakeland Drive, spoke in opposition to the proposed zone change.

Mr. Jason Neely, 2546 Lakeland Drive, spoke in opposition to the proposed zone change.

Ms. Beverly Ogle, 2551 Lakeland Drive, spoke in opposition to the proposed zone change.

Mr. Loring stated that many of the concerns he had received regarding this proposal revolved around the issue of Lakeland Court and its closure. He announced that he began proceedings to close this street permanently and that he was in the process of obtaining the necessary signatures in order to achieve this closure. He also offered that the owner of the parcel was looking to develop a motel of sort, and that they agreed not to place apartment buildings on the property.

Mr. Clifton commended the Councilmember for his work to close Lakeland Court. He acknowledged the requested use for this parcel was consistent with the subarea plan which did not require the submittal of a

planned unit development.

Mr. Clifton then requested additional information on the general requirements that are used to address a project's setback and orientation.

Ms. Jones offered that once the plat is submitted for approval, the subdivision regulations as well as the Zoning Ordinance would be utilized to address any setback or orientation issues.

Ms. Nielson moved and Mr. Loring seconded the motion, which passed unanimously to approve Zone Change 2007Z-092U-14. **(8-0)**

**Resolution No. RS2007-184**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2007Z-092U-14 is **APPROVED. (8-0)**

**The proposed ORI district is consistent with the Donelson/Hermitage Community Plan's Office Concentration policy which is intended for existing and future large concentrations of office development."**